



5 Portland Drive, Skegness
Lincs, PE25 1HF



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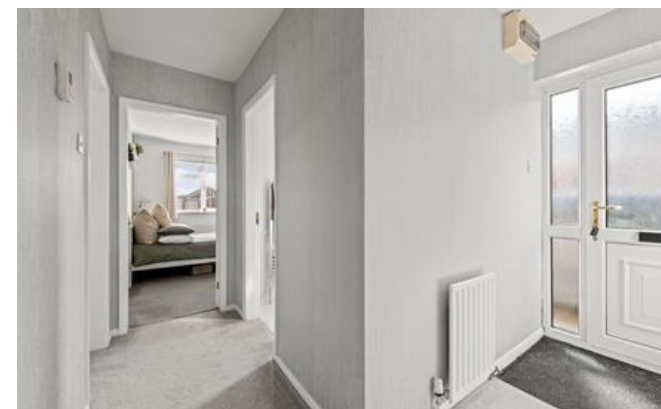
Freehold

£229,950

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Key Features

- WELL PRESENTED & MODERN
- POPULAR RESIDENTIAL AREA
- BREAKFAST KITCHEN & CONSERVATORY
- STUDY / BEDROOM 3
- SHOWER ROOM
- LAWNED GARDEN
- EPC RATING C



A very well presented and modern 3 Bedroom Detached Bungalow to the west of Skegness on the popular Beacon Park Estate and being convenient for local facilities, doctors surgery and schools.

The accommodation comprises Entrance Hall, Breakfast Kitchen, Lounge, Conservatory, Study/Bedroom 3, Shower Room. There is a lower maintenance garden to the front, a concrete driveway and lawned garden to the rear. The property benefits from gas central heating and gas central heating. EPC Rating C





ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

HALLWAY

With built in cupboard, access to roof space with central heating boiler, radiator.

BREAKFAST KITCHEN

3.61m x 3.19m (11'10" x 10'6")

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, space for cooker, space for fridge freezer, plumbing for washing machine, space for table and chairs, pvc window overlooking and pvc door to the:-

CONSERVATORY

5.57m x 3.25m (18'4" x 10'8")

Of pvc construction with solid roof, door to the rear garden.

LIVING ROOM

4.89m x 3.62m (16'0" x 11'11")

With pvc bow window to the front elevation, radiator, wall mounted electric fire.

BEDROOM 1

3.5m x 2.81m (11'6" x 9'2")

With pvc window to the front elevation, radiator.

BEDROOM 2

3.24m x 2.82m (10'7" x 9'4")

With pvc window overlooking the Conservatory, radiator.



OFFICE / BEDROOM 3

2.66m x 1.83m (8'8" x 6'0")

With opaque high level pvc window overlooking the Kitchen, radiator.

SHOWER ROOM

1.95m x 1.69m (6'5" x 5'6")

With walk in shower enclosure with direct shower and screen, W.C, hand basin in a vanity unit, wall and floor tiling, heated towel radiator, pvc window to the side elevation.

OUTSIDE

To the front is a gravelled garden and concrete drive to the side.

A gate leads to the enclosed rear garden which is mainly lawned with gravelled areas and a decked seating area. Timber shed.

TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1923.56

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

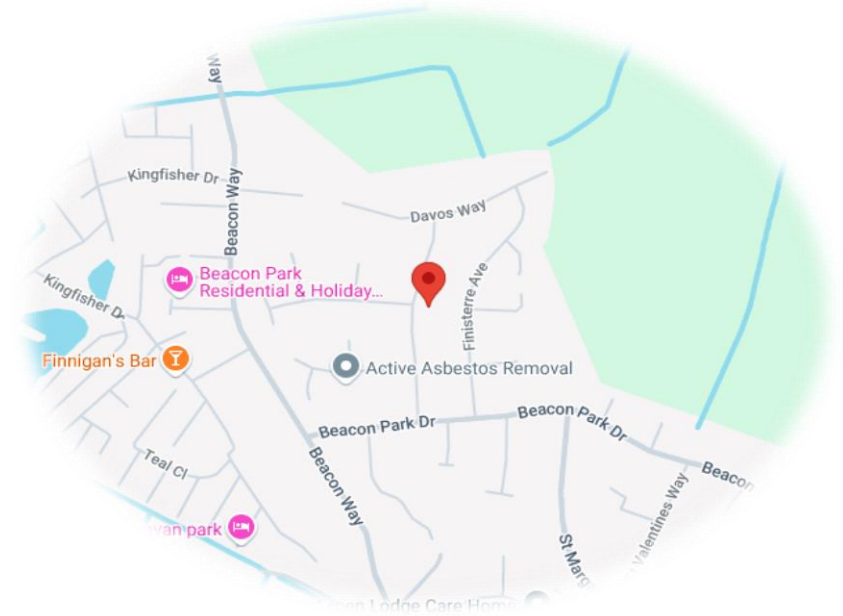




Floorplan



Total area: approx. 85.6 sq. metres (921.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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